

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	6			
Program Progress:							
% of Funds Committed	97.00 %	94.23 %	2	92.63 %	88	86	
% of Funds Disbursed	92.87 %	88.85 %	2	86.67 %	87	84	
Leveraging Ratio for Rental Activities	4.15	1.96	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	98.05 %	83.30 %	3	88.14 %	46	43	
% of Completed CHDO Disbursements to All CHDO Reservations***	77.28 %	73.80 %	4	76.19 %	47	46	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	64.63 %	80.45 %	6	81.48 %	7	10	
% of 0-30% AMI Renters to All Renters***	31.30 %	47.38 %	6	45.62 %	23	25	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.18 %	94.41 %	4	96.17 %	30	31	
Overall Ranking:			In State:	3 / 6	Nationally:	41 48	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$19,417	\$21,575		\$28,750	393 Units	45.40 %	
Homebuyer Unit	\$15,383	\$20,855		\$15,714	452 Units	52.30 %	
Homeowner-Rehab Unit	\$16,597	\$16,266		\$21,140	20 Units	2.30 %	
TBRA Unit	\$0	\$4,263		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$61,579	\$86,522	\$16,597
State:*	\$73,050	\$81,493	\$19,507
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.75

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	10.6	5.8	5.0	0.0	Single/Non-Elderly:	34.7	65.5	15.0	0.0
Black/African American:	89.2	94.0	95.0	0.0	Elderly:	11.4	1.8	65.0	0.0
Asian:	0.0	0.2	0.0	0.0	Related/Single Parent:	36.8	16.2	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	10.1	14.4	5.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	7.1	2.0	15.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.3	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	0.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	29.1	19.9	65.0	0.0	Section 8:	9.0	1.8 [#]		
2 Persons:	29.6	23.2	15.0	0.0	HOME TBRA:	0.0			
3 Persons:	27.8	36.5	10.0	0.0	Other:	2.1			
4 Persons:	10.3	12.6	10.0	0.0	No Assistance:	88.9			
5 Persons:	2.1	5.1	0.0	0.0					
6 Persons:	1.1	2.0	0.0	0.0					
7 Persons:	0.0	0.2	0.0	0.0					
8 or more Persons:	0.0	0.4	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				132

* The State average includes all local and the State PJs within that state

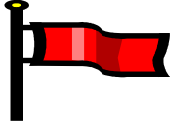
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery State: AL Group Rank: 41
 (Percentile)
 State Rank: 3 / 6 PJs Overall Rank: 48
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	98.05	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	77.28	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	64.63	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	96.18	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	1.27	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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